

Douglass Ranch Property Owners Association
Annual Meeting Minutes

September 21st, 1995

The annual meeting of the Douglass Ranch Property Owners Association was held at Elk Creek School at 7pm on September 21st, 1995. Present were twenty member families.

1. Ben Day reviewed the boards' highlights of the past year, touching on the newsletter, slash party, covenant enforcement and the transition into a new era of self-rule.

2. Jane Spooner gave a financial report covering our income and expenses of the past year and projections for the future. Concerns were raised in regards to the cost of general maintenance relative to our current dues of \$300/year. Thank yous to all those who contributed time and effort this past year were made, with a plea for continued volunteer support from the membership.

Questions were raised regarding our snow plowing contract. It was decided that we put it out to bid again this year for comparison purposes.

The membership was informed that we are carrying Officers Liability coverage in addition to our General Liability policy.

3. Mike Rheinberger told of upcoming projects including the pond maintenance and repair. Concerns were raised by the membership that Kessler pay his share of the original construction items. It was suggested that we ask Kessler prior to commencing work for his support. The project is scheduled for completion prior to November 1st, 1995.

Mike mentioned that in regards to correcting the by-laws, fourteen out of sixteen mortgage companies have responded so far. Erosion on the roadsides will need to be addressed in the coming year, he noted.

The budget carryover goal of \$6,000/year was mentioned with the figure of \$5,000 projected for this year.

4. From the floor a request was made for the monthly board meeting minutes to be distributed as well as a quarterly financial statement in the newsletters.

A motion for a semi-annual property owners association meeting was made and approved by a majority present.

The manner in which board members were chosen - staggered, with no more than two turning over each year was reviewed. There was a request made to have the new board formalize this process in the by-laws as one of their first duties.

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5. The following candidates were nominated for the two open board seats being vacated by David Froman and Ben Day:

Bill Ebert

Dick McAtee

Martha Williams

Each candidate introduced themselves briefly and an election was held by secret ballot. Thirty lots were represented (including proxies).

The winners were Dick McAtee and Martha Williams who each will be serving two year terms.

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